



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5136 Marshall Road NE
Calgary, Alberta

MLS # A2259310



\$525,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,079 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Storage		

Inclusions: N/A

Wonderful sunny and bright three bedroom bungalow is bursting with potential and just waiting for your ideas to bring it to life. Step inside to find a welcoming main floor with a dedicated dining room that flows into the kitchen, where a large picture window frames views of the expansive backyard and deck. The bedrooms are well proportioned and filled with natural light, offering a comfortable foundation for your personal touches. Downstairs, the home opens up to even more possibilities with a versatile layout that includes an office, a workshop for hobbies or projects, and a spacious recreation area that could be transformed into a cozy family room, home gym, or media space. Ample storage throughout the lower level ensures you will have room for everything, keeping your home both functional and organized. Outside, the property boasts a large backyard with endless potential for gardening, play areas, or outdoor living, and the double detached garage is perfect for anyone who enjoys working on projects, tinkering with tools, or simply needing extra space for vehicles and storage. The bones of this home are solid and the layout offers a fantastic starting point. With the right updates and vision, this bungalow has the potential to be the perfect family home in a friendly, established community close to schools, parks, shopping, and transit.